



## Board of Commissioners Special Meeting Minutes

Mondy 28 July 2025

10:00 am

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Via Teleconference:

<https://meetings.ringcentral.com/j/2047589217>

Meeting ID: 204 758 9217

Video:

<https://meetings.ringcentral.com/personallink.html>

Audio: +1 (469) 445 0100

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**Commissioners Present:** Jane Cooper, Christine Bondio, Mamie Gasperecz, Frank Zumbo, Glade Bilby, Joey DiFatta, David Bilbe, Sue Klein, Steve Caputo, Heidi Raines

**Commissioners Absent:** Christian Pendleton, Alex Fein

**Executive Director:** Michelle Courseault (recused)

**Coordinator:** Shelby Ursu (vacation)

**Guests:** Bob Head, Amanda McFillen (HNOC), Virginia Hamrick (Fishman-Haygood), Sidney Torres (IV Waste), Brittaney Verner (WDSU), Rob Masson (WVUE), Winston Reed (WWL), James Finn (Times-Picayune), Allison Neston (Levenson & Associates), Heather Hodges (HNOC)

- I. CALL TO ORDER: ROLL CALL: INTRODUCTION OF ATTENDEES – Chair Ms. Cooper called the French Quarter Management District (FQMD) July 28<sup>th</sup>, 2025 special meeting to order at 10:00 a.m. Ms. Klein read the agenda as noted and called the roll.
- II. PUBLIC COMMENT: The Public Comment Policy can be found at <https://www.fqmd.org/publiccomment-policy>. Written public comment may be submitted electronically via email to [publiccomments@fqmd.org](mailto:publiccomments@fqmd.org).  
*No written public comment was received at the conclusion of the reading of the agenda.*
- III. BOARD CHAIR COMMENTS: Ms. Cooper  
Chair, Ms. Cooper welcomed the Commissioners and guests.
- IV. JULY 14, 2025 MEETING MINUTES: Mr. DiFatta motioned (**M1**) to “approve the July 14<sup>th</sup>, 2025 meeting minutes...”, Mr. G. Bilby seconded the motion, and it was approved. Ms. Raines abstained due to her absence.
- V. EXECUTIVE SESSION – *Per Revised Statute 42:17(A) for the purpose of discussing:*
  - a. PENDING LITIGATION
    - i. Antoinette Kilma, et al. vs. The City of New Orleans et al. (Case #2025-00770)
    - ii. Amanda M. Comeaux vs. The City of New Orleans et al. (Docket #2025-01101)
    - iii. William DiMaio & Tracy DiMaio vs. Mott MacDonald, LLC et al (Case #2025-02935)
    - iv. Dauphin, Gerald, et al. vs. Mott MacDonald, LLC et al (NO#2025-04257)

- b. EMERGENCY SANITATION CONTRACT (House Bill Number 192 / Act 252 By Representative Knox) & its' relation to Public Safety

Mr. Zumbo motioned (**M2**) to “adjourn to Executive Session at 10:15 a.m. per Revised Statute 42:17(A) to discussion pending litigation and matters of public safety...”, Mr. G. Bilby seconded the motion, and it was approved.

MOTION TO RECONVENE: Ms. Gasperecz motioned (**M3**) to “reconvene the FQMD Commissioners meeting at 10:25 a.m...”, Mr. G. Bilby seconded the motion, and it was approved.

## Amended Agenda

Ms. Gasperecz motioned (**M4**) to “amend the agenda to reverse Items VII (Sanitation Emergency Contract) and VIII (Infrastructure CEA) as published...”, Ms. Raines seconded the motion, and it was approved.

- VI. MOTION: Consider a motion to authorize the use of French Quarter Management District funds to pay for one month of IV Waste sanitation services in the French Quarter.

Discussion: Chair Cooper noted the same level of services would be provided. Also, the IV Waste one month invoice for \$459,000.00 will be received at the end of August, payable at the end of September. The City is responsible for payment, but this provides protection for the vendor. Additionally, FQMD was verbally assured the State would be a payment source. The FQMD Finance and Development Committee shall review the budget at their August 5<sup>th</sup>, 2025 meeting to determine any necessary recommendations to the Board due to this large allocation.

Ms. Gasperecz motioned (**M5**) to “authorize the use of French Quarter Management District funds to pay for one month of IV Waste sanitation services, if necessary, subject to reimbursement by the City of New Orleans or the State of Louisiana, subject to final confirmation of the budget source by the Finance and Development Committee...”, seconded by Mr. DiFatta and approved.

- VII. MOTION: Consider a motion to renew the Infrastructure Cooperative Endeavor Agreement with the City of New Orleans.

Discussion: This would be a twelve month contract ending on August 15<sup>th</sup>, 2026 required to complete the FQMD Livability Committee streetlight project.

Ms. Gasperecz motioned (**M6**) to “renew the Infrastructure Cooperative Endeavor Agreement with the City of New Orleans regarding the French Quarter streetlights...”, seconded by Mr. DiFatta and approved.

- VIII. MOTION: Consider a motion to approve the emergency contract with IV Waste for sanitation services in the French Quarter, effective August 1st, 2025.

Discussion: Ms. Cooper noted that public bid law was followed, and three vendors were sent a Request for Proposal (RFP). There was a public meeting at Brennan’s held to review and present the results. IV Waste ranked highly. Due to current litigation there is uncertainty regarding proper City services for sanitation within the French Quarter. FQMD is taking this action to preserve the improved level of sanitation currently being provided by IV Waste that both French Quarter residents and businesses requested.

Mr. G. Bilby motioned (**M7**) to “approve the emergency contract with IV Waste for sanitation services in the French Quarter, effective August 1st, 2025...” seconded by Ms. Gasperecz and approved.

- IX. NEW BUSINESS: To consider and take action upon any other matters that may properly come before the French Quarter Management District Board of Commissioners.  
No new business was discussed.
- X. NEXT SCHEDULED MEETING DATE: 15 September 2025 at the Historic New Orleans Collection
- XI. ADJOURNMENT: Ms. Raines motioned **(M8)** to “adjourn the July 28<sup>th</sup>, 2025 special Board of Commissioners meeting...”, Mr. Zumbo seconded the motion to unanimous approval, and the meeting was adjourned at 10:40 a.m.

Respectfully submitted,  
(Signed original available)  
Susan Klein, Secretary

**AMENDMENT NO. 1 TO CONTRACT**  
**BETWEEN**  
**THE CITY OF NEW ORLEANS**  
**AND**  
**FRENCH QUARTER MANAGEMENT DISTRICT**

**THIS FIRST AMENDMENT** (the “**Amendment**”) is entered into by and between the City of New Orleans, represented by LaToya Cantrell, Mayor (the “**City**”), and French Quarter Management District, represented by represented by Jane Cooper, Board Chair (the “**Contractor**” or the “**FQMD**”). The City and the Contractor are sometimes collectively referred to as the “**Parties.**” The Amendment is effective as **August 15, 2025** (the “**Effective Date**”).

**RECITALS**

**WHEREAS**, the City is a political subdivision of the State of Louisiana;

**WHEREAS**, the FQMD is a political subdivision of the State of Louisiana created under La. R.S. 25:799, which principal address is located at 400 N. Peters St. Suite 206, New Orleans, Louisiana 70130;

**WHEREAS**, on and effective August 15, 2024, the City and the Contractor entered into a cooperative endeavor agreement (the “**Agreement**”) to improve the City’s infrastructure by cooperating in the planning of infrastructure improvements in the area overseen by the FQMD;

**WHEREAS**, the FQMD is responsible for seeking funding for repairs and selecting a contractor to perform the work;

**WHEREAS**, the City is responsible for providing support and assistance with permitting and approvals for the work; and

**WHEREAS**, the City and the FQMD, each having the authority to do so, desire to enter this Amendment to extend the term and to reaffirm certain terms and provisions.

**NOW THEREFORE**, for good and valuable consideration, the City and the FQMD amend the Contract as follows:

- 1.     Extension.** In accordance with Article IV Section B and Article XII Section A of the Agreement, the Term is extended for an additional one (1) year from the Effective Date through August 14, 2026.
- 2.     Prior Terms Binding.** Except as otherwise provided by this Amendment, the terms and conditions of the Contract remain in full force and effect.

**[The remainder of this page is intentionally left blank]**  
**[SIGNATURES CONTAINED ON NEXT PAGE]**

**IN WITNESS WHEREOF**, the City and the FQMD, through their duly authorized representatives, execute this Amendment.

**CITY OF NEW ORLEANS**

**BY:** \_\_\_\_\_  
**LATOYA CANTRELL, MAYOR**

**Executed on this** \_\_\_\_\_ **of** \_\_\_\_\_, **2025**

**FORM AND LEGALITY APPROVED:**  
**Law Department**

**By:** \_\_\_\_\_

**Printed Name:** \_\_\_\_\_

**FRENCH QUARTER MANAGEMENT DISTRICT**

**BY:** \_\_\_\_\_  
**JANE COOPER, BOARD CHAIR**

26-2092304  
**TAX I.D.**

**[END OF AMENDMENT]**